



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD WEDNESDAY, OCTOBER 15, 2008

The Commission was called to order at 7:01 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Ganley, Gormley, Pratt, Schlueter and Chair Kurrasch

Absent: Commissioner Trujillo

2. CONSENT CALENDAR

Chair Kurrasch requested item 2-F on the Pet Policy for Seniors be removed from the Consent Calendar. Commissioner Schlueter moved acceptance of the Consent Calendar with the exception of item 2-F. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Special Meeting held September 10, 2008. Minutes were accepted.

*2-B. Budget Variance Report. This report was accepted.

*2-C. Resolution to Approve Contract with Employment Development Department. The Housing Commission adopted the resolution approving the contract with the State of California Employment Development Department to provide information necessary to determine applicant eligibility for housing assistance and authorize the Executive Director to execute the contract.

*2-D. Amending the Section 8 Program Administrative Plan and the Admissions and Continued Occupancy Policy. The Housing Commission revised Housing Authority policies to:

1. Revise the Admissions and Continued Occupancy Policy to remove the preference for Applicants with Special Provisions;
2. Revise the Administrative Plan to remove the preference for Terminated Section 8 participants;
3. Revise the ACOP and the Administrative Plan to add a preference for Applicants Displaced by Public Action, change the Resident preference to be based on the family's circumstances at the time of selection, and to change the order of preference so the Family Preference has a higher priority than the Military/Veterans preference; and
4. Revise Chapter 16 on the Project-based Voucher Program in the Administrative Plan to allow for an initial 15-year contract term, eliminate the subsidy layering review requirement for existing housing, and allow owners of public housing which is planned for disposition to apply for PBV assistance.

- *2-E. Adopting Revised Policy for the Disposition of Surplus Personal Property. The Housing Commission adopt a resolution for a revised Housing Authority policy for the disposal of surplus personal property.
- 2-F. Pet Policy for Seniors. Executive Director Michael Pucci said this policy is an amendment and applies to both Independence Plaza and Anne B. Diaments Plaza apartments as well as any apartments occupied by seniors owned by the Housing Authority. The exception is the Esperanza complex because it is public housing with its own pet policy. The proposed amendments include some of the provisions to address input from residents regarding pets at Independence Plaza. Additionally, the Housing Authority wants to insure that all pet owners are treated alike and that no one is singled out.

Commissioner Gormley stated previously she requested that no dogs be allowed in building 703; in the lobby or community room. Commissioner Gormley said this was changed; noting that the wording states pets can walk from the back door to the front, which she found unacceptable. She explained that multiple dogs could be in the same area at the same time and become aggressive. Some residents are fearful because they are less mobile and fear they may be knocked down. She requested that the Pet Policy forbid any dog to be in building 703 at any time.

Mr. Pucci said wording could be included in the Policy and adopted tonight. He referred to paragraph number six and said the policy takes into account all Housing Authority properties and this is not a specific policy for Independence Plaza. Mr. Pucci suggested the prohibition be included in paragraph three.

Chair Kurrasch suggested the first two sentences of paragraph three remain the same and a third sentence would be added stating, "Pets are not allowed in Building 703". A discussion followed that aid animals are not pets. Commissioner Gormley said most residents claim their dogs are service dogs and she feels the problem won't be solved. Chair Kurrasch said residents should convince staff that they have service animals. A discussion about animals in the lobby and common areas of Building 703 followed.

Commissioner Ganley suggested a statement being added to paragraph six, "with the exception of Building 703". Chair Kurrasch said to keep paragraph six as it originally was written, the shaded language, and add, "with the exception of 703 Atlantic Avenue where no pets are allowed".

Chair Kurrasch moved that on page 50, Exhibit A of the Pet Policy for Seniors, under paragraph three to add a sentence, "Pets are not allowed in Building 703". An additional statement in paragraph six will state, "Pets are not allowed in Building 703 at Independence Plaza". Commissioner Gormley seconded. Motion passed unanimously.

3. AGENDA

- 3-A. City of Alameda Review of SunCal Companies' Redevelopment Concept Plan for Alameda Point. Executive Director Pucci introduced Andrew Thomas from the City's Planning and Building Department. Mr. Thomas and members from SunCal asked for the Commissions thoughts and comments on SunCal's September 19th preliminary development concept for Alameda Point. All boards and commissioners will be given an opportunity to express their thoughts and comments. Comments will be given to the City Council on November 4, 2008 and a draft master plan will be available December 19, 2008. A Power Point presentation was given by SunCal. Staff recommends the Housing Commission review and comment on the Alameda Point Redevelopment Concept Plan.

Commissioner Pratt asked if they have contacted the East Bay Municipal Utility water district (EBMUD) about water for the grass. Commissioner Pratt explained her Homeowner's Association met with EBMUD and they can not find a way to use recycled water for the grass, so they may lose it. Commissioner Pratt suggested they contact EBMUD about the source of water for the grass.

Commissioner Gormley asked them to address planting drought-resistance plants. SunCal responded they will plant as much drought-resistant plants as possible and the grass will be in the sports complex. With 150 acres it is a large area to plant. Mr. Pucci said one building just dug a well for irrigation.

Commissioner Schlueter questioned the total housing units being 4,200 and the affordable over 1,000, what does the affordable housing mean to the Commission. Mr. Pucci explained some of the affordable housing could be for moderate income and may not include the Housing Authority. Currently the Housing Authority has an agreement with the developer to provide about 157 units under the Guyton exemption for Measure A. However, if this is going to be non-Measure A compliant the Housing Authority may not need that. There is still a long way to go to get a non-Measure A compliant approved by the City of Alameda.

Commissioner Gormley asked if something was going to be put on the ballot in June. SunCal said something will be put on the ballot next November.

Commissioner Schlueter asked, of the 4,200 units, if there was an inclusionary housing requirement. SunCal said yes they are trying to figure the proportion.

Chair Kurrasch asked if SunCal is involved across Main Street in Coast Guard North Housing. SunCal responded no. Commissioner Schlueter questioned if the Navy still owes the parcel and the response was affirmative.

Commissioner Schlueter questioned the City being responsible for the maintenance of the existing storm drains at the Alameda Naval Base. SunCal explained the revenues acquired from leases are to be used for the maintenance. A lot of the revenue is going to the police to keep the buildings from being vandalized. He said it's a losing proposition because of all the repairs and maintenance needed.

Commissioner Schlueter asked how the toxic clean-up will be done. SunCal explained it will be a variety of remediations and strategies throughout the site. Some areas may be cleaned up enough only for certain types of uses such as commercial and not residential. SunCal went into more detail about the clean-up saying it has been a huge challenge and a major undertaking.

Michael Torrey asked if SunCal was taking their presentation to the Navy's Restoration Advisory Board in regard to the clean-up. SunCal responded they are not on the list of meetings, but SunCal met with the Navy yesterday and the regulatory agencies. SunCal said they are not going to privatize the clean-up.

Michael Torrey asked if a portion of the housing will be for the handicapped. SunCal responded that a certain percentage will be required by the home builders. More information will be provided in the future.

Commissioner Pratt asked about changes in politics affecting the project. SunCal said the project is positioned so that whoever takes office will look at making it an environmental site to use as an example as a symbol for the rest of the country. Commissioner Pratt asked specifically about the clean-up. They don't anticipate funding being a problem.

Mr. Pucci noted a commercial office development planned across the street from the Esperanza complex and a four-story commercial development, explaining this is an example of what could be built across the street from Esperanza. Mr. Pucci asked if buildings will be built directly on Main Street or have a set-backs. SunCal said, as an entryway, it will have the most attractive features. Mr. Pucci asked when it will be developed. SunCal responded in Phase 1, starting in six years. SunCal said the next step is the Master Plan and went into further details about the process.

Mr. Pucci explained we should know in 13 months whether or not the Housing Authority's commitment for 157 units is still needed based on the referendum for the Measure A exemption. This depends if the referendum qualifies for the ballot.

Commissioner Schlueter asked if there was a Planning Department in 1936 when the Navy bought the property. SunCal responds the zoning maps never noted the Navy development.

Commissioner Gormley thanked SunCal for the presentation and well written report.

The Housing Commission reviewed the commented on the Alameda Point Redevelopment Concept Plan.

4. ORAL COMMUNICATIONS

Mr. Torrey announced a workshop.

5. COMMISSIONER COMMUNICATIONS

Commissioner Pratt mentioned a meeting.

Chair Kurrasch said he and Commissioner Schlueter attended Parliamentary Procedures training and discussed the class. He talked about crime at Esperanza and asked for ways to make Esperanza a safer place. One item was to have a House Rule that creates a curfew on the property that is enforceable. He is hoping the Commission would be interested in discussing at a future meeting. Commissioner Pratt would be interested in discussing. Chair Kurrasch said the tenant's concern is older people coming from the outside to the property. The Alameda Police Department advised tenants to call the police if someone has a gun.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 8:10 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary